



Paradise Town Advisory Board

May 8, 2018

MINUTES

Board Members:	Susan Philipp—Chair- PRESENT Robert Orgill —Vice Chair- PRESENT John Williams – PRESENT	Bart Donovan – PRESENT Jon Wardlaw – PRESENT
Secretary:	Stephanie Halasi 702-455-6353 stephanie.halasi@clarkcountynv.gov	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Greg Cerven; Planning, Blanca Vazquez; Town Liaison, Stephanie Halasi; Administrative Specialist

Meeting was called to order by Chair Philipp at 7:00 p.m.

II. Public Comment

None

III. Approval of April 24, 2018 Minutes

Moved by: Williams

Action: Approve as submitted

Vote: 5-0 Unanimous

Approval of Agenda for May 8, 2018

Moved by: Orgill

Action: Approve, with changes

Vote: 5-0 Unanimous

IV. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.(For discussion only)

V. Planning & Zoning

1. **WS-18-0198-FORNOF, KAREN W. & JOHN:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the side setback for an existing accessory structure; and **2)** reduce the separation between the existing principal building and an existing accessory structure (shed) in conjunction with a single family residence on 0.15 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Desert Vista Road, 200 feet south of Montara Circle within Paradise. CG/lm/ja (For possible action) **PC 5/1/18**

Held per applicant. Return to the May 29, 2018 TAB meeting.

2. **WS-18-0246-SN INVESTMENT PROPERTIES, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks for a freestanding sign; **2)** increase animated sign area for a freestanding sign; and **3)** allow a video message unit where not permitted.

DESIGN REVIEW modifications to an existing freestanding sign in conjunction with an existing adult use (Crazy Horse III) on 4.3 acres in an M-1 (Light Manufacturing) (AE-60) Zone in the Adult Use and MUD-2 Overlay Districts. Generally located on the south side of Russell Road, 390 feet west of Polaris Avenue within Paradise. SS/al/ja (For possible action)

PC 5/15/18

Withdrawn per applicant without prejudice.

3. **DR-18-0315-DUPIN DAMIR & HEIDI LYNN:**

DESIGN REVIEWS for the following: **1)** building addition; **2)** façade changes; and **3)** allow the design of an office building to not be consistent with the traditional residential character of surrounding existing residences within 200 feet in conjunction with an existing office building on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the east side of Eastern Avenue, 500 feet north of Russell Road within Paradise. JG/gc/ja (For possible action)

PC 6/5/18

Held per applicant to work with neighborhood. Return to the May 29, 2018 TAB meeting.

4. **UC-18-0282-C V PROPCO, LLC:**

USE PERMIT to allow a proposed vehicle sales and service business within an existing office/warehouse building on 0.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located 200 feet south of Palms Center Drive and 115 feet west of Dean Martin Drive within Paradise. SS/rk/ja (For possible action) **PC 6/5/18**

MOVED BY- Orgill

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

5. **VS-18-0301-MCFARLANE PROPERTIES, LLC:**
VACATE AND ABANDON a portion of a right-of-way being a flood control channel located between Wynn Road (alignment) and Rochelle Avenue within Paradise (description on file).
SS/tk/ja (For possible action) **PC 6/5/18**

Held. Parcel number left off in error. Return to the May 29, 2018 TAB meeting.

6. **AR-18-400088 (UC-0384-17)-3400 WESTERN AVENUE, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing office/warehouse building on 5.4 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Highland Drive and Western Avenue within Paradise. CG/gc/ja (For possible action) **BCC 6/6/18**

MOVED BY- Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

7. **UC-18-0281-DONTWE, LLC:**
USE PERMIT for a proposed medical marijuana establishment (production) within a portion of an existing office/warehouse building on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Wynn Road and the north side of Dewey Drive within Paradise. SS/pb/ja (For possible action) **BCC 6/6/18**

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

8. **UC-18-0286-MBSC, LLC:**
USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing commercial building on 0.9 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Spring Mountain Road and Procyon Street within Paradise. SB/pb/ja (For possible action) **BCC 6/6/18**

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

9. **UC-18-0307-CAESARS LINQ, LLC:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow a freestanding sign not located within a curbed landscaped or rockscaped area; and **2)** all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign.
DESIGN REVIEWS for the following: **1)** façade changes; **2)** modifications to an approved comprehensive sign package; **3)** increased wall sign area; **4)** increased number of animated signs; and **5)** increased animated sign area for an existing shopping center (LINQ Promenade) in conjunction with existing resort hotels (The LINQ and Harrah's) on a portion of 64.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Flamingo Road within Paradise. CG/gc/ja (For possible action) **BCC 6/6/18**

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

10. **UC-18-0313-FJM VALLEY VIEW ASSOCIATES, LLC:**
USE PERMIT for a proposed marijuana establishment (cultivation) within a portion of an existing the west side of Valley View Boulevard, 120 feet north of Ponderosa Way within Paradise. SS/rk/ja (For possible action) **BCC 6/6/18**

MOVED BY- Donovan
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

11. **UC-18-0314-FJM VALLEY VIEW ASSOCIATES, LLC:**
USE PERMIT for a proposed medical marijuana establishment (production) within a portion of an existing office/warehouse building on 3.6 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the west side of Valley View Boulevard, 120 feet north of Ponderosa Way within Paradise (description on file). SS/rk/ja (For possible action) **BCC 6/6/18**

MOVED BY- Donovan
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

12. **UC-18-0323-EASTSIDE CONVENTION CENTER, LLC:**
USE PERMITS for the following: **1)** a high impact project; **2)** a recreational facility (events center/music venue) with accessory commercial; **3)** convention facility/exposition hall; **4)** fairgrounds; **5)** banquet facility; **6)** retail sales; **7)** restaurants; **8)** on-premises consumption of alcohol; **9)** live entertainment; **10)** theatre; **11)** kiosks; **12)** food carts not within an enclosed building; **13)** outside dining and drinking not in conjunction with prescribed uses; **14)** outside on-premises consumption of alcohol not through primary means of access from the interior of a prescribed use; **15)** outside displays; **16)** uses not within an enclosed building; and **17)** deviations as shown per plans on file.
DEVIATIONS for the following: **1)** alternative landscaping and screening; and **2)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce on-site parking; and **3)** nonstandard improvements within a right-of-way.
DESIGN REVIEWS for the following: **1)** a high impact project; **2)** a convention and recreational facility (events center); **3)** fairgrounds; **4)** pedestrian bridges; and **5)** accessory buildings and structures in conjunction with existing resort hotels (The LINQ, Harrah's, & Flamingo) and commercial/retail/dining and entertainment center (LINQ Promenade) on approximately 29.0 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. CG/dg/ja (For possible action) **BCC 6/6/18**

MOVED BY- Wardlaw
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

13. **WS-18-0285-G2-UG LLC, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to increase construction noise levels as permitted by Section 30.68.020 for the construction of a mixed use development on 2.4 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-2 Overlay District. Generally located on the northeast corner of Maryland Parkway and Dorothy Avenue within Paradise. JG/rk/ja (For possible action) **BCC 6/6/18**

MOVED BY- Donovan
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

14. **ZC-18-0297-GREATER LAS VEGAS FREE HOLDING:**
ZONE CHANGE to reclassify 1.5 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District for future commercial development. Generally located on the south side of Desert Inn Road and the west side Backstage Boulevard within Paradise (description on file). CG/pb/ja (For possible action) **BCC 6/6/18**

No show. Return to the May 29, 2018 TAB meeting.

15. **UC-17-0900-PATRICK LANE HOLDINGS, LLC & AUSTRALIA TRADING, LLC:**
HOLDOVER USE PERMIT for a proposed assisted living facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a proposed assisted living facility to not be adjacent to and accessed from a collector or arterial street or a commercial complex; and 2) allow access to a residential local street.
WAIVERS OF CONDITIONS of a zone change (ZC-1007-97) requiring the following: 1) rear parking areas to be gated and locked during non-office hours; and 2) driveway on Gateway Road to be removed; and a waiver of conditions of a zone change (ZC-1624-98) requiring: 3) rear parking areas to be gated and locked during non-office hours; and waivers of conditions of a zone change (NZA-2181-04) requiring the following: 4) subject to revised plans; 5) the development being limited to single story for a maximum height as shown on revised plans; 6) the trash enclosure not being moved from the location shown on the revised plans; 7) the parking area subject to the current zone change for professional use will be limited to parking only for the adjacent office building; and 8) no access to the private cul-de-sac on the east property line.
DESIGN REVIEW for a proposed assisted living facility on 2.3 acres in a C-P (Office & Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 500 feet west of Lamb Boulevard within Paradise. JG/gc/ja (For possible action) **BCC 6/20/18**

PREVIOUS ACTION Paradise TAB December 12, 2017: Held per applicant

Return to the January 9, 2018 TAB Meeting.

Paradise January 9, 2018 TAB meeting: Held per applicant for 30 days, return to the February 13 TAB meeting. Paradise TAB February 13, 2018: Held per commissioner, Return to the March 13, 2018 TAB meeting.

Paradise March 13, 2018 TAB meeting: Held per Commissioner, Return to the April 10, 2018 TAB meeting.

Paradise April 10, 2018 TAB meeting : Held per Commissioner, Return to the May 8, 2018 TAB meeting

Paradise May 8, 2018: Held per Commissioner, Return to the June 12, 2018 TAB meeting.

VI. General Business

None

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be May 29, 2018

IX. Adjournment

The meeting was adjourned at 7:55 pm